

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MAY 10, 2022

**CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on May 10, 2022 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Ordinance of the City of New Orleans, the disposition and acquisition of City property, and subdivision applications.

Order of Business

The order of business at the hearing shall be as follows:

- a. Call to order and roll call, with recording of members present.
- b. Approval of Minutes
- c. Reading of the Hearing Rules
- d. Presentation of Dockets.
 - i. Staff Presentation
 - ii. Applicant Presentation
 - iii. Questions from Members
- e. Consideration of dockets
- f. Public Comment
 - i. Rebuttal by Applicant
 - ii. Questions from Members
 - iii. Voting
- g. Adjournment

Minutes

1. Adoption of the minutes of the April 26, 2022 meeting

Business Recommended for Action

2. **Zoning Docket 033/22**
Applicant(s): United Way for Southeast Louisiana
Request: Conditional use to permit a commercial use (medical clinic) over 10,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District

Overlay district(s): CSH Canal Street Height Overlay District, HUC Historic Urban Corridor Use Restriction Overlay District, EC Enhancement Corridor Design Overlay District, Small Multi-family Affordable Short Term Rental Interim Zoning District
Property description: Square 331, Lots K, L, B, 3, Pt. 2, 4, and 18 or Lots S, 40, 14, A, B, 34, 35, an undesignated lot, 3, 4, and 18, in the Second Municipal District, bounded by Canal Street, North Rocheblave Street, Iberville Street, and North Dorgenois Street
Address(es): 2519 Canal Street, 121-133 North Rocheblave Street, 2500-2514 Iberville Street

3. **Zoning Docket 034/22**

Applicant(s): Diocese of the Episcopal Church of Louisiana
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-RM2 Historic Urban Multi-Family Residential District
Overlay district(s): University Area Off-Street Parking Overlay District
Property description: Square 7, Friburg, Lot 4 (which is proposed to be re-subdivided into Lot 4-A under Subdivision Docket 150/21), in the Sixth Municipal District, bounded by Zimpel/Zimple Street, Broadway Street, Pine Street, and Oak Street
Address(es): 7215 Zimpel/Zimple Street

4. **Zoning Docket 035/22**

Applicant(s): T.H.P. of New Orleans, Inc.
Request: Conditional use to permit a standard restaurant in a HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District
Overlay district(s): Magazine Street Use Restriction Overlay District; CPC Character Preservation Corridor Design Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District
Property description: Square 123, Lot A, in the Fourth Municipal District, bounded by Magazine Street, Pleasant Street, Constance Street, and Harmony Street
Address(es): 3224-3226 Magazine Street, 1033 Pleasant Street

5. **Subdivision Docket 020/22**

Applicant(s): Mary O'Brien, Pat O'Brien, Derbigny XI, LLC, Patricia O'Brien, Derbigny VII, LLC, and Derbigny VIII, LLC
Request: Re-subdivide Lots A, 2, 8, 9, 10, 1, and 2 into Lots A1, 2A, 8A, 9A, and 10A
Property Description: Square 762, Third Municipal District, bounded by Kerlerec Street, North Roman Street, Columbus Street, and North Derbigny Street
Municipal address(es): 1717 Kerlerec Street, 1716 Columbus Street, 1455-1457 North Derbigny Street, 1471-1473 North Derbigny Street, 1475-1477 North Derbigny Street, and 1483 North Derbigny Street

6. **Subdivision Docket 037/12**

Applicant(s): AG Too, LLC
Request: Re-subdivide Lots E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11 and E-12 into Lots M-1, M-2, M-3, M-4, M-5, M-6, M-7, M-8, M-9, M-10, M-11, M-12, M-13 and M-1

Property Description: Square 4812, Third Municipal District, bounded by Arts Street, Vienna Street, Music Street, and Madrid Street

Municipal address(es): 2442-2474 Madrid Street, 6016-6028 Arts Street, 6017-6029 Music Street, 2443-2475 Vienna Street

7. **Design Review 014/22**

Applicant(s): R&PD Partners, LLC

Request: Request for an amendment to an approved development plan in accordance with Article 4, Section 4.5.F.2 of the Comprehensive Zoning Ordinance

Property Description: Portion of St. Geme Plantation, Square B, bounded by France Road, Chef Menteur Highway, Interstate 10, and the Industrial Canal

Municipal address(es): 4201 France Road

Business Recommended for Deferral

8. **Zoning Docket 030/22**

Applicant(s): City Council Motion M-22-111

Request: Amendment to the text of the Comprehensive Zoning Ordinance to incorporate the Phase 1 proposals outlined by the City Planning Commission staff in Section VII Recommended Amendments to the Comprehensive Zoning Ordinance of its Outdoor Live Entertainment Study (pages 73-81); including, but not limited to expanding the allowed number of temporary outdoor entertainment events; expanding the zoning districts in which outdoor amphitheaters may operate; authorizing outdoor live entertainment as an ancillary use for Outdoor Amusement Facilities; clarifying and revising the use standards and use charts for Live Entertainment - Secondary Use; changing the definition of live entertainment - secondary use to include periodic entertainment such as "spiritual events" and "incidental" outdoor live entertainment (e.g., brass band and second line stops on private property along its route); changing use standards for size compatibility applicable to Public Markets to assure the market is the main use when adding live entertainment; expanding Live Entertainment - Secondary Use within Arts & Cultural (AC) Overlay Districts; and expanding ancillary uses of hotel operations to include outdoor live entertainment.

9. **Zoning Docket 036/22**

Applicant(s): City Council Motion M-22-127

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 11, Section 11.2 Uses, Table 11-1: Permitted and Conditional Uses to classify "Child Care Center, Small" and "Child Care Center, Large" as conditional uses in the HU-RD2 zoning district; or (b) in the alternative, to consider amending the Use Standards Section 20.3.S.2(d) Child Care Center to add the following: "vi. The required outdoor play area may be located on adjacent residential parcels."

10. **Zoning Docket 037/22**

Applicant(s): TMF Hotel Properties, LLC

Request: Conditional use to permit a large child care center in an HU-B1A Historic Urban Neighborhood Business District and an HU-RD2 Historic Two-Family Residential District

Overlay district(s): Small Multi-Family Affordable Short Term Rental Interim Zoning District

Property description: Square 115, Lots 1, 2, 3, 8, 7, 6, 5, in the First Municipal District, bounded by Annunciation Street, Terpsichore Street, Constance Street, Melpomene Street

Address(es): 1359-1379 Annunciation Street and 901-907 Terpsichore Street

11. **Zoning Docket 038/22**

Applicant(s): LSU A&M Board of Supervisors

Request: Zoning change from an MS Medical Service District to an LI Light Industrial District

Overlay district(s): None

Property description: Square 440, Lots 12 and 13, in the First Municipal District, bounded by South Derbigny Street, Gravier Street, Perdido Street, South Roman Street, and South Claiborne Avenue/Interstate 10

Address(es): 523-527 South Derbigny Street

12. **Zoning Docket 039/22**

Applicant(s): City Council Motion No. M-21-279

Request: Conditional use to permit a bar in an HU-MU Historic Urban Mixed-Use District

Overlay district(s): HUC Historic Urban Corridor Use Restriction Overlay District; EC Enhancement Corridor Design Overlay District

Property description: Square 538, Lots A, K, C, and 4, in the Seventh Municipal District, bounded by Olive Street, South Carrollton Avenue, Edinburgh Street, and Short Street

Address(es): 8013-8015 Olive Street and 3415-3417 South Carrollton Avenue